



\$100

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

UP 2019-0116-SS

B _____
A 182681

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials WJ

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 800 Kenilworth Drive Ste. 884 ZIP CODE 21204
BUSINESS NAME J-Till ZONING BM
OWNER'S NAME Kenilworth Limited Partnership PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 800 Kenilworth Dr. Baltimore, MD 21204
APPLICANT/OWNER'S AGENT Wayne Zinn PHONE NO. 410-789-1640
SIGN COMPANY NAME H&M Signs Inc. PHONE NO. 410-789-1640
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 091201451390

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 4.75 feet x 6.83 feet = 32.45 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install (1) 5/F illum. sign on rear elevation

CORNER LOT ☐

Zoning case #2019-0214 A

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Wayne Zinn 4/19/2019 Wayne Zinn
Signature Date Print/Type Name

☐ Require Planning Signature JS Final Date 4/19/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR **PAI Approval (SIGN ONLY)**

A-TSM AT 4/19/19
Signature Initials Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
4/19/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 0920451390

Election District: 9

Owner Name(s): KENILWORTH LIMITED PARTNERSHIP

PDM #: 09-0282

Address: 800 KENILWORTH DR
BALTIMORE,MD 21204

Zoning District(s): BM

Premise Address: 800 KENILWORTH DR

Elevation Range: 354ft - 374ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues	Initial & Date												
Growth Tier 1: Served by public sewer and inside URDL														
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Revitalization Districts - Towson	X	X									X		JS Final 4/19/19
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1972-0063; 1978-0091-A; 2017-0072-A; 2017-0259-A; 2016-0325-SPH; 2019-0214-A; R-1960-4919	X		X	X	X	X			X	X	X		



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

March 18, 2019

David H. Karceski, Esq.
Venable
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Case No. 2019-0214-A
Property: 800 Kenilworth Drive

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long, sweeping horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(800 Kenilworth Drive)		
9 th Election District	*	OF ADMINISTRATIVE
5 th Council District		
Kenilworth Limited Partnership	*	HEARINGS FOR
<i>Legal Owner</i>		
Jill Acquisition, LLC	*	BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	CASE NO. 2019-0214-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Kenilworth Limited Partnership, legal owner of the subject property and Jill Acquisition, LLC, lessee (“Petitioners”). Petitioners are requesting variance relief from Section 450.4 of the Baltimore County Zoning Regulations (“BCZR”) to allow a wall-mounted enterprise sign for a tenant in a multi-tenant building to be located on a façade without a separate exterior customer entrance. A site plan was marked as Petitioners’ Exhibit 1.

Landscape architect Michael Pieranunzi and Wayne Zinn appeared in support of the petition. David H. Karceski, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency opposed the request.

The site is approximately 8.12 acres (354,016 square feet) in size and is zoned BM. The Kenilworth shopping center is located at the site. J. Jill, a clothing store, is a new tenant at the mall and will lease approximately 3,000 sq. ft. of retail space. The lessee will not be identified on either of the joint identification signs on the property. Lessee seeks approval for a wall-mounted enterprise sign but requires a variance since there is not a customer entrance on the

façade where the sign would be installed.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has an irregular shape and a significant grade change (approximately 15 ft.) across the site. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to have a sign for the J. Jill store. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare.

In its ZAC comment the DOP opposed the request, believing that sufficient signage exists on the site. A similar variance request by Trader Joe's (for a sign on a wall without a customer entrance) was denied recently in Case No. 2017-259-A. But I think the facts in this case are much different than those presented in the 2017 case. Trader Joe's already had three signs (a wall-mounted enterprise sign on the front of the store and a prominent listing on both of the joint identification signs) and was seeking a fourth sign. The lessee here has no signage at the site and is not listed on either of the joint identification signs. Unlike the sign at issue in the Trader Joe's case, the proposed J. Jill sign would not be visible from Kenilworth Drive or the residential properties along that roadway. In fact, the sign would only be visible to motorists/customers who travel to the rear of the site closest to the Beltway. In these circumstances I do not believe the proposed sign would be excessive or create visual clutter, and the request will therefore be granted.

THEREFORE, IT IS ORDERED, this 18th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 450.4 of the Baltimore County Zoning Regulations ("BCZR") to allow a wall-mounted enterprise sign for a tenant in a multi-tenant building to be located on a façade without a separate exterior customer entrance, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slm

STOREFRONT - ELEVATION
Scale: 1/8" = 1'- 0"

JS
Final
4/19/19



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



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STORE: 3707
SPACE:

THE SHOPS AT KENILWORTH
800 KENILWORTH DR.
TOWSON, MD 21204

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!



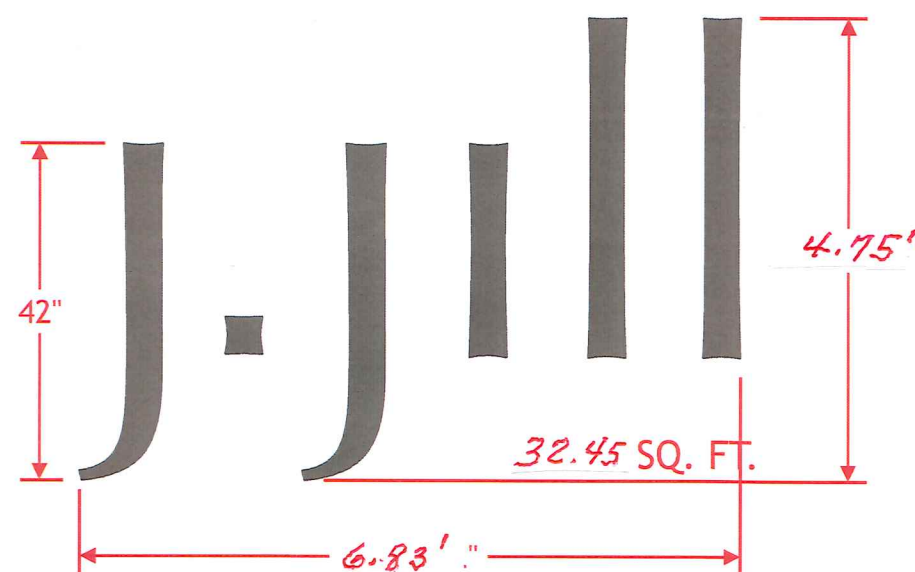
Submittal Date: 05/17/18
Acct Rep: Matt Roberts
Designer: Ryan Couch

REVISIONS

R1:_____	R6:_____
R2:_____	R7:_____
R3:_____	R8:_____
R4:_____	R9:_____
R5:_____	R10:_____

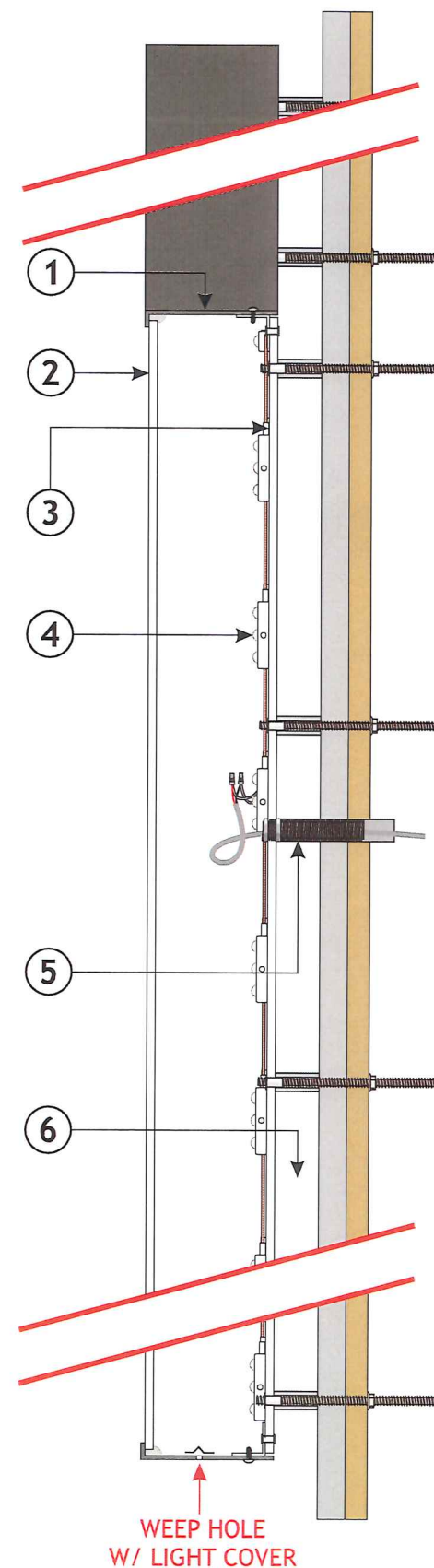
JJ42FL BL DN
Qty - 1

D DAY NIGHT FACE-LIT / BACK-LIT CHANNEL LETTERS - ELEVATION
Scale: 1/2" = 1' - 0"



EXTERIOR SIGN
(BM KENDAL CHARCOAL H-166)

DAY NIGHT FACE-LIT / BACK-LIT CHANNEL LETTERS - SECTION
Scale: 3" = 1' - 0"

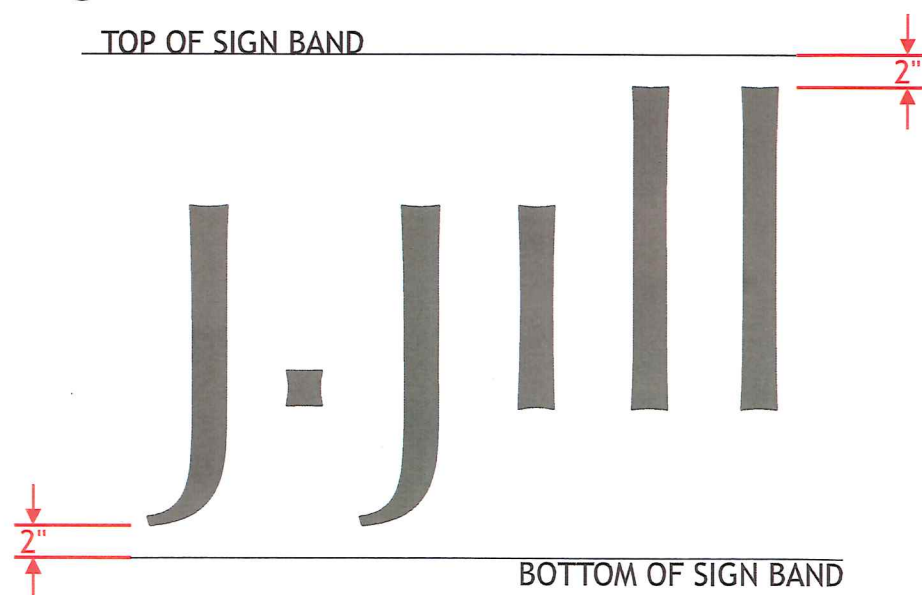


*JS Final
4/19/19*

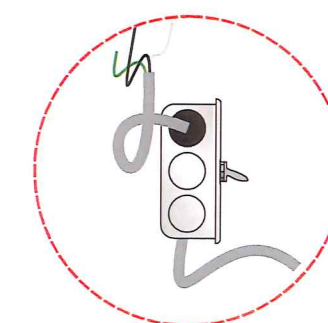
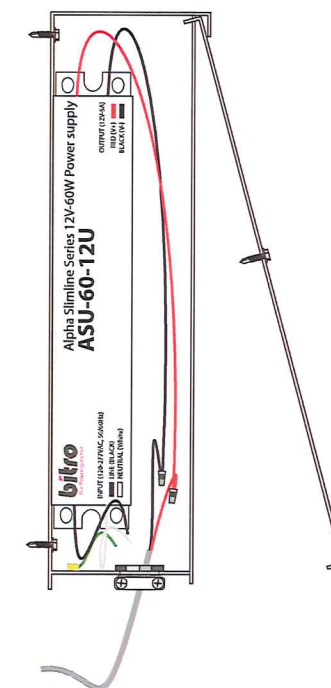
SIGN- DETAILS

- ① 3" DEEP ALUMINUM LETTERS AND ROUTED ALUMINUM FACE RING PAINTED TO MATCH (BM HC-166 KENDALL CHARCOAL) ON EXTERIOR SURFACES INTERIOR PAINTED HIGH GLOSS WHITE
- ② 3/16" THICK ROUTED #2447 WHITE ACRYLIC FACES, WITH PERFORATED (BM HC-166 KENDALL CHARCOAL) DAY-NIGHT VINYL APPLIED SECURED TO BACK SIDE OF RETAINER RING WITH SILCONE
- ③ 3/16" THICK ROUTED LDA "SIGN-FLEX" ACRYLIC BACKS WITH POP RIVETED CLIPS SECURED TO LETTER RETURNS WITH SCREWS THROUGH RETURNS INTO CLIPS
- ④ BITRO OPTICSPRO PLUS 6500K WHITE LED UNITS TO ILLUMINATE LETTERS
- ⑤ 3/8" RIGID CONDUIT FOR LOW VOLTAGE PASS-THRU TO BITRO ASU-60-12U LED DRIVER (120-277 VOLT) CONTAINED IN PAIGE 980054C SNAP 2 ENCLOSURE
- ⑥ 1" SPACERS (PAINTED TO MATCH STOREFRONT) WITH RIV-NUTS, 3/16" ALL THREAD TROD AND WIZ NUTS BEHIND WALL

TOP OF SIGN BAND



MAINTAIN A MINIMUM 2" CLEARANCE
ABOVE AND BELOW THE SIGN
UNLESS NOTED OTHERWISE



DEDICATED PRIMARY SIGN
CIRCUIT AND DISCONNECT
PROVIDED BY ELECTRICIAN

JJ42FL-BL DN

Ruggles
SIGN

93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



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STORE: 3707
SPACE:

THE SHOPS AT KENILWORTH
800 KENILWORTH DR.
TOWSON, MD 21204

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!

UL US Suitable for Wet Locations Only
UL label located on top of letters

Submittal Date: 05/17/18
Acct Rep: Matt Roberts
Designer: Ryan Couch

REVISIONS

R1: _____	R6: _____
R2: _____	R7: _____
R3: _____	R8: _____
R4: _____	R9: _____
R5: _____	R10: _____

PAGE 3